

Attachment 5



Air Pollution Control District
San Luis Obispo County

September 3, 2013

Schani Siong
Inland Team/Development Review
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

SUBJECT: APCD Comments Regarding proposed 13 lot subdivision SUB2013-TR3053
HURLEY RANCH in Arroyo Grande

Dear Ms. Siong,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed 13 lot subdivision SUB2013-TR3053 HURLEY RANCH in Arroyo Grande located on a 66.5 acre project site off of Erhart Road (APN: 004-368-001, 044-561-006 and 007).

The following are APCD comments that are pertinent to this project.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Inconsistent with the Clean Air Plan

The estimated emissions for this project fall below APCD emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, the APCD is very concerned with the cumulative effects resulting from the ongoing fracturing of rural land and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture and very low-density residential development; therefore, the APCD does not support this project or this type of**

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development. Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate.

Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.

CONSTRUCTION PHASE IMPACTS-Below Threshold

The APCD evaluated the construction impacts of this by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook. The construction phase impacts will likely be less than the APCD's significance thresholds. **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Asbestos / Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos

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Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the APCD's 402 "Nuisance" Rule. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
- l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and,

The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Construction Phase Idling Limitations

This project has the potential to impact nearby sensitive receptors (residences). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall

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implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:

To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

a. California Diesel Idling Regulations

- a. **On-road diesel vehicles** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- b. **Off-road diesel equipment** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.

b. Diesel Idling Restrictions Near Sensitive Receptors (Residential dwellings)

In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:

- a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
- c. Use of alternative fueled equipment is recommended; and
- d. Signs that specify the no idling areas must be posted and enforced at the site.

Truck Routing

Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

HURLEY RANCH SUB2013-00009 TR 3053
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OPERATIONAL PHASE IMPACTS-Below Threshold

The APCD staff considered the operational impact of this development by comparing it against Table 1-1 in the APCD's 2012 CEQA Handbook which indicates that operational phase impacts will likely be less than the APCD's CEQA significance thresholds as identified in Table 3-2 in the CEQA Handbook. **Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Residential Wood Combustion

Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact the APCD Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Gary Arcemont
Air Quality Specialist

GJA/arr

cc: Hurley Ranch LLC, Fletcher Burton, 1131 El Camino Real, AG, CA 93420
fletcher@anderson-burton.com
Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD

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CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2013-00009 TR3053 Hurley Ranch

Dear Schani Siong, South County Team,

I have reviewed the referral for the tract map for a proposed 13 lot subdivision project, subdividing 66.5 acres that is located between Erhart Road and Vetter Lane in Arroyo Grande, California. This project is located approximately 10-15 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires within a "High" fire hazard severity zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions shall apply to this project:

Access Road

The proposed new "Hurley Ranch Road" that will connect Erhart Road and Vetter Lane must meet all of the following conditions:

- The road must be 20 feet in width and an all weather surface.
- The road must have two feet of shoulder on each side.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20-ton fire engine.
- Road must be named and addressed including existing buildings.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

Driveway standards required:

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.
- The driveway must be an all weather surface.
- If the driveway exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All access driveways must be able to support a 20 ton fire engine.
- Vertical clearance of 13'6" is required.

Water Supply

The checked water supply is required:

☐ This project will require a community water system which meets the minimum requirements of Appendix B & C of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Building Set Back

All parcels over 1 acre in size requires a 30 foot set back.

Fuel Modification

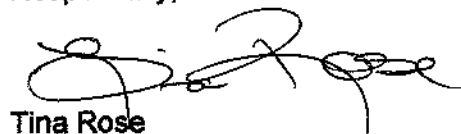
- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 feet firebreak. An additional 70 feet of fuel reduction is required. This will provide a total of 100 feet of "defensible space." This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

☒ The project application as prepared appears to meet the conditions above. Any changes to the project should be resubmitted for review. Additional conditions may be added to the project in the future.

Final Inspection

This project shall require a final inspection by CAL FIRE/San Luis Obispo County Fire Department to ensure conditions are met. When the conditions have been met contact fire prevention at 543-4244 ext. 3429 and ask for a final inspection.

Respectfully,



Tina Rose
Fire Inspector

C: Hurley Ranch LLC – Fletcher Burton
RRM Design Group – Joshua Roberts



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

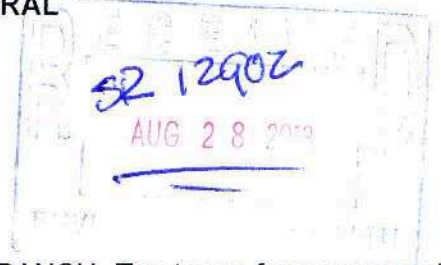
THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2013

TO: Env. Health

FROM: Schani Siong- South County Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00009 TR3053 HURLEY RANCH- Tract map for a proposed 13 lot subdivision. 66.5 acre project site located off Erhart Road in Arroyo Grande. APN: 044-368-001, 044-561-006 and 007.



Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached. Stocks individual wells & septic.

8/29/13
Date

[Signature]
Name

X5551
Phone

COUNTY OF SAN LUIS OBISPO HEALTH AGENCY



Public Health Department

Jeff Hamm
Health Agency Director

Penny Borenstein, M.D., M.P.H.
Health Officer



Public Health
Prevent. Promote. Protect.

August 5, 2013

rrm**design**group
3765 S. Higuera St. Ste 102
San Luis Obispo, CA 93401

ATTN: JOSHUA ROBERTS, PE
RE: TENTATIVE MAP TRACT 3053, HURLEY RANCH
APNs 044-561-006, 044-561-007, 044-368-001

Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water in the form of a Groundwater Assessment and Development Plan dated November 9, 2012 performed by Cleath-Harris Geologists, Inc. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include, the well completion report, current well capacity (pump test) and current water quality testing ("current" is information not more than 5 years old). Please contact this office for details regarding required testing before initiating work. Any proposal to share a domestic water well would require consultation with Division staff prior to hearing.

Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. This office is responsible for certifying that field investigations show that ground slopes and soil conditions will allow for satisfactory disposal by on-site septic systems. Be advised that all septic system leach fields (and expansion areas) shall be installed at a minimum of 100 feet away from any domestic water wells or watercourse, 200 feet away from reservoir, shall be located in areas free from bedrock, and shall not be placed on natural slopes that exceed 30%. Should a wastewater disposal system be installed in an area with greater than 20% slope it must be designed and the installation certified by a registered civil engineer. The exhibit provided for preliminary approval reveals that proposed parcel 1 has existing development. Please provide information on any septic system(s) located on this parcel and documentation of any maintenance or problems that have occurred prior to hearing.

Tract 3053 is approved for Environmental Health subdivision map processing.

LESLIE A. TERRY, R.E.H.S.
Environmental Health Specialist
Land Use Section

c: South County Team, County Planning



August 27, 2013

COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of
SLO County, Inc.
Dairy Council of California
Diringer Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
Living the Run
Lucia Mar Unified School District
Network for a Healthy California –
Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Community Foundation
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
UC Cooperative Extension
YMCA of SLO County

TO: San Luis Obispo County Planning Commission
FROM: HEAL-SLO - Healthy Communities Work Group
RE: SUB2013-00009 Hurley Ranch Subdivision

The Healthy Communities work group has reviewed the proposal for the development of 12 residential lots off Erhart Road at APNs 044-368-001, 004-561-006 and 007, near Arroyo Grande.

Though the application form asks how the proposal will address Quimby ordinance requirements, the applicant has indicated that this is yet to be determined. The Healthy Communities Work Group would like to encourage consideration of opportunities for physical activity for future homeowners, and if possible provide recreation area as appropriate on site. According to the American Journal of Public Health, at least 60% of adult Americans do not meet the surgeon general's minimum targets for physical activity, defined as 30 minutes of moderate-to-vigorous activity most days of the week. And regardless of body mass index, low cardiorespiratory fitness places people at greater risk of disease and death. Trail development could be an appropriate use of open space in this development, and could help combat inactivity.

Principle 2 of the Land Use Element is to “strengthen and direct development toward existing and strategically planned communities.” This development, instead, is an expansion of residential development outside the urban core. Research has suggested that the land use and transportation patterns that characterize urban sprawl have health implications. Heavy use of motor vehicles contributes to air pollution, which increases respiratory and cardiovascular disease as well as overall mortality. Declining physical activity, related to decreased walking, contributes to obesity, diabetes, and associated ailments. Increased time spent in traffic raises the risk of traffic crashes, and roads built for cars but not pedestrians pose a risk of pedestrian injuries and fatalities. The Healthy Communities Work Group would like to express concern with this subdivision, which will serve to intensify suburban uses in rural areas, rather than concentrate development near established urban areas.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2013

TO: PW

FROM: Schani Siong- South County Team/ Development Review

RECEIVED

AUG 27 2013

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: SUB2013-00009 TR3053 HURLEY RANCH- Tract map for a proposed 13 lot subdivision. 66.5 acre project site located off Erhart Road in Arroyo Grande. APN: 044-368-001, 044-561-006 and 007.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

8/16/13

Name

Frank Monerchitt

Phone

Attachment 5

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. TR 3053

Status	Item
✓	(1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.
✓	(2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.
✓	(3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.
✓	(4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads
✓	(5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	(6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft ✓
	(7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.
	(8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.
N/A	(9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
N/A	(10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.
✓	(11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.
?	(12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.
0	(13) <u>Streets</u> . The locations, names, <u>county road numbers</u> and widths of all adjoining and contiguous highways, streets and ways.
0	(14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
N/A	(15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site
✓	21.02.048 (a)(2) <u>Preliminary Title Report</u> . Preliminary title report concerning the property which is <u>not more than six months old showing current property owners</u> .

X = Not Applicable 0 = Requires Compliance ✓ = Complied

Attachment 5

TR 3053 SUB2013-00009 Hurley Ranch

Doug Rion to: Schani Siong

08/29/2013 11:54 AM

Hello Schani,

I have reviewed the tentative map and preliminary title reports received for this referral. The title reports are more than 6 months old and thus do not comply with 21.02.048(a)(2). Two easements affecting Lot 9 listed on the title report are not shown on the tentative map, and the tentative map is also lacking County Road numbers, and dimensions of existing ROW widths for adjoining roads (Vetter, Erhart and Old Park) as required per 21.02.046(a).

Doug Rion
County Surveyor
San Luis Obispo County Public Works Dept.
805-781-5265
drion@co.slo.ca.us



Attachment 5
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: September 16, 2013
To: Schani Siong, South County Team Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00009 TR3053 Hurley Ranch – Tract Map for proposed 13 lots. Erhart Road in Arroyo Grande APN 044-368-001, 044-561-006 and 007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Prior to referral and project review the applicant must submit a cash deposit and executed Checking and Inspection agreement to cover the actual cost for Public Works review, plan checking and inspection.

Public Works Comments:

- A. At the time the project referral was received by Public Works on August 27, 2013 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommended road improvements along Erhart Road and Vetter Road may impact water courses or require removal of existing trees. The Planner should address this issue in the environmental determination.
- C. Given the lower density, the proposed new road (Hurley Ranch Road) does not meet the criteria for acceptance into the County maintained road system per Board Resolution 2007-344. Therefore, the project will need to establish a road maintenance mechanism for this new road.
- D. The drainage facilities downstream of this project may not be adequate to accept additional runoff. Therefore the project engineer will need to demonstrate that the facilities are either adequate or that the project will not increase runoff to these facilities. Therefore, onsite detention may be needed.

Attachment 5

- E. The submitted title report are more than 6 months old and therefore do not comply with Title 21.
- F. Please see additional comments on the attached Tentative Map Checklist.

Recommended Public Works Conditions of Approval

Access and Improvements:

1. Road and/or streets to be constructed to the following standards, unless design exceptions are approved by the Public Works Department in accordance with Section 1.2 of the Public Improvement Standards:
 - a. Erhart Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - b. Vetter Road shall be widened to complete the project frontage of an A-1 rural road section fronting the property within a dedicated right-of-way easement of sufficient width to contain all elements of the roadway prism.
 - c. A new road identified as Hurley Ranch Road on the tentative map shall be shall be constructed to an A-1 rural road within a minimum 50-foot dedicated right-of-way easement with additional easement width as necessary to contain all elements of the roadway prism.
 - d. The intersection of the Erhart Road and Old Oak Park Road shall be improved to ensure adequate sight distance is achieved per County standard A-5a and A-5b.
 - e. All roadway grading shall be done in accordance with Appendix Chapter 33 of the 1997 Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Offers, Easements and Restrictions:

2. The applicant shall offer for dedication to the public the following easements by certificate on the map or by separate document:
 - a. Road right-of-way along Hurley Ranch Road of sufficient width to contain all elements of the roadway prism.
 - b. For road widening purposes a variable road right-of-way along Erhart Road and Vetter Road of sufficient width to contain all elements of the roadway prism.
 - c. Drainage easement(s) as necessary to contain both existing and proposed drainage improvements where those improvements accept storm water from a public road.

Improvement Maintenance:

3. Roads and/or streets shall be maintained as follows:
 - a. Erhart Road and Vetter Road shall be accepted for County maintenance following completion and certification of the improvements. No maintenance financing service charge shall be required, as these streets/roads are already in the County-maintained system.
 - b. Hurley Ranch Road shall not be accepted for County maintenance following completion and certification of the improvements. The developer shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building.

Grading:

Attachment 5

4. Grading plans shall be prepared by a Registered Civil Engineer and submitted to the Department of Planning and Building for approval. The plan is to include, as applicable:
 - a. Road plan and profile for the required onsite shared access road improvements.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Erosion and Sedimentation control plan for road related improvements.
 - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.

Improvement Plans:

5. Improvement plans shall be prepared in accordance with County Public Improvement Standards by a Registered Civil Engineer and submitted to the Department of Public Works for approval. The plan is to include, as applicable:
 - a. Road plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Sedimentation and erosion control plan for subdivision related improvement locations.
 - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve each lot.
 - e. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
6. The watercourse and drainage facilities immediately downstream of this project may not be capable of carrying additional runoff. Submit complete drainage calculations to the Department of Public Works for review and approval. If calculations so indicate, drainage must be retained or detained in a shallow drainage basin(s) on the property [21.03.010(e)(2)]. The design of the basin shall be prepared by a registered civil engineer and shall be approved by the Department of Public Works, in accordance with county standards.
7. All new electric power, telephone and cable television services shall be completed to each new parcel and ready for service. Applicant responsibilities for electric service and distribution line extensions (facilities and equipment) are detailed in PG&E Electric Rule No.15 and Rule No.16, respectively.
8. Prior to final map recordation, electric, telephone, and cable television services shall be completed, and shall meet the utilities' installation requirements, unless (in-lieu) financial arrangements with the utility for the installation of these systems have been made.
9. The applicant shall enter into an agreement and post a deposit with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
10. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Additional Map Sheet:

11. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final tract map. The additional map sheet shall include the following:
 - a. Notification to prospective buyers that all subdivision roads and streets are to be privately maintained, indicating the proposed maintenance mechanism.
 - b. All driveway approaches shall be constructed in accordance with County Public Improvement Standards. All driveway approaches constructed on County roads or project related roads to be accepted for County maintenance shall require an encroachment permit.
 - c. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed to the satisfaction of the County prior to occupancy of any new structure.
 - d. If a drainage basin(s) are needed, that the lot owner(s) are responsible for on-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity. The basin(s) area shall also be indicated as a building restriction.
 - e. The limits of inundation from a 100 year storm over lot 13 shall be shown on the additional map sheet. Building sites shall be located out of areas subject to flooding and all future building permit submittals shall show compliance with County Code 22.14.060, Flood Hazard.

Covenants, Conditions and Restrictions:

12. The developer shall submit proposed Covenants, Conditions, and Restrictions (CC&R) for the subdivision to the county Department of Planning and Building for review and approval, and shall establish a Property Owners' Association or other organized and perpetual mechanism to ensure adequate private maintenance, acceptable to the Department of Planning & Building, and in conformance with the requirements of the State Department of Real Estate. The CC&R shall provide at a minimum the following provisions:
 - a. Maintenance of all subdivision streets or roads until accepted by a public agency.
 - b. Maintenance of all private access roads in perpetuity.
 - c. Maintenance of all common areas within the subdivision in perpetuity.
 - d. Operation and maintenance of public road frontage landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity, or until specifically accepted for maintenance by a public agency.
 - e. Notification to prospective buyers that an additional map sheet was recorded with the final parcel or tract map. The restrictions, conditions and standards set forth in the additional map sheet apply to future development. It is the responsibility of the prospective buyers to read the information contained on the additional map sheet.

Miscellaneous:

13. Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final tract map. The date and person who prepared the report are to be noted on the map.
14. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.

Attachment 5

15. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.
16. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

V:_DEVSERV Referrals_Stock COA\Stock COA for Subdivisions.doc

MEMORANDUM

San Luis Obispo County Department of Public Works • Utilities Division
County Government Center, Room 207 • San Luis Obispo, California 93408
ph: (805) 781-5252 • fax: (805) 781-1229

Date: October 2, 2013

To: Schani Siong, South County Team, Planning Department

Cc: Frank Honeycutt, Development Services, Public Works

From: Nola Engelskirger, Utilities Division

SUBJECT: Tract 3053, Hurley Ranch (SUB2013-00009)

Public Works has already provided some general comments in regard to drainage for the subject development project which is located in the upper portion of Meadow Creek Watershed, a subshed of Arroyo Grande Creek Watershed with downstream terminus flowing through Oceano Lagoon just prior to its confluence with Arroyo Grande Creek and ultimate discharge to the Pacific Ocean. Due to existing deficiencies in the downstream drainage facilities and known historical flooding problems along Meadow Creek and around Oceano Lagoon, we would like to further comment to ensure that the project is designed and constructed in a manner to prevent additional downstream impacts.

Please supplement the previously submitted comments with the following:

1. The facilities downstream of this project do not have adequate capacity to accept additional runoff. Therefore, project runoff must be collected in a public retention or detention basin, and any discharge leaving the site shall not be greater than pre-development discharge.
2. Erosion in the Meadow Creek watershed and subsequent sedimentation into the lower reaches of the watershed and adjacent Arroyo Grande Creek Watershed is a significant problem causing reduced flood capacity. The erosion and sedimentation issue was identified and quantified in the Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study (Swanson Hydrology & Geomorphology, January 2006). The Study recommends Best Management Practices (BMP) aimed at reducing long-term, chronic input of sediment from future point sources. These BMP's are summarized in Table 4.10 of the Swanson Study and have been attached for reference. It is desired that these BMP's be incorporated, where applicable and as feasible, into the grading and drainage plan for the Project.

Thank you for the opportunity to review and comment on the subject development project. If you have any questions, please contact me at 788-2100 or nengelskirger@co.slo.ca.us.

Attachments: 9/16/2013 Memo from Frank Honeycutt (pgs. 1 & 3)
Swanson Study, Table 4.10



Attachment 5
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: September 16, 2013
To: Schani Siong, South County Team Planner
From: Frank Honeycutt, Development Services Engineer
Subject: **Public Works Project Referral for SUB2013-00009 TR3053 Hurley Ranch – Tract Map for proposed 13 lots. Erhart Road in Arroyo Grande APN 044-368-001, 044-561-006 and 007**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Prior to referral and project review the applicant must submit a cash deposit and executed Checking and Inspection agreement to cover the actual cost for Public Works review, plan checking and inspection.

Public Works Comments:

- A. At the time the project referral was received by Public Works on August 27, 2013 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- B. Recommended road improvements along Erhart Road and Vetter Road may impact water courses or require removal of existing trees. The Planner should address this issue in the environmental determination.
- C. Given the lower density, the proposed new road (Hurley Ranch Road) does not meet the criteria for acceptance into the County maintained road system per Board Resolution 2007-344. Therefore, the project will need to establish a road maintenance mechanism for this new road.
- D. The drainage facilities downstream of this project may not be adequate to accept additional runoff. Therefore the project engineer will need to demonstrate that the facilities are either adequate or that the project will not increase runoff to these facilities. Therefore, onsite detention may be needed.

Attachment 5

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 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
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10. The Registered Civil Engineer, upon completion of the improvements, shall certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Additional Map Sheet:

SITE LAND USE	TREATMENT STRATEGY	TREATMENT MEASURE	NOTES
Rural Residential and Dirt Roads	<i>Drainage Control</i>		
	<i>Disperse/Slow Runoff</i>	Grass-lined Swales	Application may be limited due to steep slopes
		Infiltration Trenches	May be limited due to saturated conditions
		Rolling Dips + Water Bars	Works well on unpaved roads and small paved roads in many terrains; must be installed correctly and maintained
		Outslope roads	Can be effective but reduces roads safety; should be applied to seasonal roads only.
		Pave roads with compacted gravel/decomposed Granite	Requires periodic replacement, re-compaction and Maintenance
	<i>Control Concentrated Runoff</i>	Place flow in culverts	Must be sized appropriately for runoff volume.
		Extend culvert outlets, fit with energy dissipaters	
		Use curbs to direct runoff on paved roads	
	<i>Sediment/Erosion Control</i>		
	<i>Soil Stabilization</i>	Pave road surfaces with asphalt	Must install drainage control systems to handle increases in concentrates runoff volume and peak flow
		Pave roads with compacted gravel/decomposed Granite	Requires periodic re-compaction/ Maintenance
		Rock line open drainage ditches	
		Install retaining/slough walls to stabilize road cuts and trap sediments.	Slough walls require periodic cleaning.
		Stabilize roadcuts and sidecast with vegetation	Should choose appropriate plant species and avoid exotic invasive plants.
	<i>Sediment Retention</i>	Install staged catch basins	Can handle only small volumes of sediment and runoff
		Install vegetated filter strips	May have limited application due to plant growth conditions
		Install organic debris filters.	May be difficult to hold in place; decays over time
		Install sediment retention basins	May have limited application due to steep terrain

Developed Parcels	<i>Drainage Control</i>		
	<i>Control runoff from impervious surfaces</i>	Install roof gutter and downspout systems and control discharge in pipe	
		Install pipe extensions and energy dissipaters to safe outlet	
	<i>Disperse runoff</i>	Direct runoff to infiltration trenches	Application may be limited in areas of high saturation; may create landslide hazard.
		Direct runoff into grass lined swales and/or open flat vegetated areas	Application may be limited due to steep terrain
	<i>Sediment/Erosion Control</i>		
	<i>Soil Stabilization</i>	Mulch and plant vegetation on exposed soils	
		Install retaining structures to support fill slopes	
		Install retaining / slough walls on cut slopes	
	<i>Sediment Retention</i>	Install vegetated filter strips in drainage paths and/or in flow dispersion areas	Application may be limited due to steep terrain
		Install catch basins at inlets or culvert discharge points, control outflow by dispersion and/or energy dissipation.	
Agricultural Land	<i>Sediment/Erosion Control</i>		
	<i>Ditch Management</i>	Seed ditches and swales with grass	Use appropriate seed mixture approved through NRCS
		Re-seed ditches following periodic maintenance	
		Perch cross-culverts to allow for sediment deposition and reduce culvert clogging	
		Maintain ditch sideslopes at no greater than 3:1	
	<i>Sediment Retention</i>	Create small sediment basins periodically along length of ditch and prior to discharging into streams to capture sediment	Will require periodic maintenance. Consult with NRCS for appropriate sizing and spacing
		Plant riparian buffers along contact between agricultural land and stream channels	